

172.0

0003

0017.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
852,300 / 852,300  
852,300 / 852,300  
852,300 / 852,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11 -13		THIRD ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: CASEY PAUL & JEAN	
Owner 2:	
Owner 3:	

Street 1: 11 THIRD ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CASEY JEAN/TRS -	
Owner 2: THIRD ST TRUST -	

Street 1: 11 THIRD STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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## NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2904 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 8 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3537		Sq. Ft.	Site		0	70.	1.49	6									368,278						368,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104										3537.000		484,000				368,300		852,300							
Total Card										0.081		484,000				368,300		852,300		Entered Lot Size					
Total Parcel										0.081		484,000				368,300		852,300		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		293.49		/Parcel: 293.49				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.					
TAX DISTRICT										172.0-0003-0017.0		ASR Map:					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date							
2022	104	FV	484,000	0	3,537.	368,300	852,300		Year end	12/23/2021							
2021	104	FV	462,000	0	3,537.	368,300	830,300		Year End Roll	12/10/2020							
2020	104	FV	462,100	0	3,537.	368,300	830,400		830,400 Year End Roll	12/18/2019							
2019	104	FV	352,000	0	3,537.	363,000	715,000	715,000	Year End Roll	1/3/2019							
2018	104	FV	352,000	0	3,537.	278,800	630,800	630,800	Year End Roll	12/20/2017							
2017	104	FV	329,900	0	3,537.	263,100	593,000	593,000	Year End Roll	1/3/2017							
2016	104	FV	329,900	0	3,537.	242,000	571,900	571,900	Year End	1/4/2016							
2015	104	FV	293,600	0	3,537.	226,200	519,800	519,800	Year End Roll	12/11/2014							

BUILDING PERMITS										ACTIVITY INFORMATION							
Date										Date							
3/14/2016										Result							
273										By							
Re-Roof										Name							
21,000										11/17/2008 Meas/Inspect							
9/27/1993										163 PATRIOT							
478										12/21/1999 Mailer Sent							
21,000										256 PATRIOT							
12X30 12X12 DORMER										7/22/1993 PC PHIL C							

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average																	
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:		Rating:																		
(Liv) Units:	3	Total:	3	3/4 Bath:		Rating:																		
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																		
Frame:	1 - Wood			1/2 Bath:		Rating:																		
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																		
Sec Wall:			%	OthrFix:		Rating:																		
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																				
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																	
Color:	GREEN			A Kits:		Rating:																		
View / Desir:				Frl:		Rating:																		
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																		
Grade:	C - Average			<b>CONDOS INFORMATION</b>																				
Year Blt:	1923	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct:		Fact:	. .	Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal	2 - Plaster			Functional:				Interior:	2	5	2													
Sec Int Wall:		%		Economic:				Additions:	1	7	4													
Partition:	T - Typical			Special:				Kitchen:																
Prim Floors:	3 - Hardwood			Override:				Baths:																
Sec Floors:		%		Total:		31	%	Plumbing:																
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:																
Subfloor:				Basic \$ / SQ:	180.00			Heating:																
Bsmnt Gar:				Size Adj.:	1.01157022			General:																
Electric:	3 - Typical			Const Adj.:	0.98000199			<b>COMPARABLE SALES</b>																
Insulation:	2 - Typical			Adj \$ / SQ:	178.441			Rate	Parcel ID	Typ	Date	Sale Price												
Int vs Ext:	S			Other Features:	121500																			
Heat Fuel:	2 - Gas			Grade Factor:	1.00																			
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																			
# Heat Sys:	2			NBHD Mod:																				
% Heated:	100	% AC:		LUC Factor:	1.00																			
Solar HW:	NO	Central Vac:	NO	Adj Total:	701467				Juris. Factor:			Before Depr:	178.44											
% Com Wal		% Sprinkled		Depreciation:	217455				Special Features:	0		Val/Su Net:	115.24											
				Deprecated Total:	484012				Final Total:	484000		Val/Su SzAd:	166.67											
<b>MOBILE HOME</b>				Make:																				
<b>SPEC FEATURES/YARD ITEMS</b>				Model:																				
				Serial #:																				
				Year:																				
				Color:																				
				<b>PARCEL ID</b> 172.0-0003-0017.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
2	Frame Shed	D	Y	1	6X10	A	AV	1995		0.00	T	19.2	104											
More: N	Total Yard Items:	Total Special Features:				Total:																		